

MEMBERS PRESENT: LEONARD KRAWCHECK, MARGARET SMITH, WALTER JAUDON,
ALLISON GRASS, JOHN LESTER, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

SEPTEMBER 19, 2017 5:15-20 P.M. 2 GEORGE STREET
8:10 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. RAILROAD RIGHT-OF-WAY ADJACENT TO 652 KING ST. (459-05-03-136) APP. NO. 179-19-A1

Request variance from Sec. 54-415 of the Zoning Ordinance to permit an off-premises billboard structure to be constructed at the proposed location to replace an existing billboard structure located on the north side of Line Street (TMS# 459-05-03-136).

Request variance from Sec. 54-404 of the Zoning Ordinance to permit the new billboard signs as tri-vision signs.
Zoned LI.

Owner-Norfolk Southern/Applicant-Adams Outdoor Advertising

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition: City closes purchase of right-of-way prior to construction of sign.

MADE BY: M.Smith SECOND: L.Krawcheck VOTE: FOR 6 AGAINST 0

2. 102 ALEXANDER ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 179-19-A2
(459-13-02-016)

Request reconsideration of the Zoning Administrator's decision that the use of this property as a public parking lot is a legal non-conforming use.
Zoned DR-1F/LB.

Owner-NCGS/Applicant-Lisa Thomas

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 4 AGAINST 1
*A.Grass
*L.Krawcheck recused.

B. New Applications:

1. 145-147 EAST BAY ST. (FRENCH QUARTER) APP. NO. 179-19-B1
(458-09-01-008)

Request reconsideration of the Zoning Administrator's decision to allow construction of a commercial building with ingress and egress across an adjacent parcel zoned SR-5 (Single-Family Residential).
Zoned LB/SR-5.

Owner-Atlantic South Development/Applicants-Susan Bass, Tom Bradford

BOARD OF ZONING APPEALS-ZONING/SEPTEMBER 19, 2017
PAGE 2

WITHDRAWN 0

DEFERRED 0

MOTION: Disapproval.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 6 AGAINST 0

2. 192 EAST BAY ST. (458-09-02-159 AND 080) APP. NO. 179-19-B2

Request special exception under Sec. 54-220 to allow a 4-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Request variance from Sec. 54-317 to allow a 4-unit accommodations use without off-street parking spaces (3 spaces required).

Zoned GB-A.

Owner-Grassroots Holdings II, LLC/Applicant-Michael John Clemmens

WITHDRAWN 0

DEFERRED XX

MOTION: Deferred.

MADE BY: SECOND: VOTE: FOR AGAINST

3. 1648 RELYEA AVE. (426-05-00-087) APP. NO. 179-19-B3

Request special exception under Sec. 54-110 to allow an extension (2nd story addition) to a non-conforming building footprint that does not meet the required 25-ft. rear setback.

Zoned SR-1.

Owner-Benjamin Thrash/Applicant-Wayne Hucks

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 6 AGAINST 0

4.	281 COMING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-01-047)	APP. NO. 179-19-B4
----	------------------------------------------------------------------	--------------------

Request special exception under Sec. 54-110 to allow a horizontal expansion and a vertical extension (2nd story bedroom/bath) to a non-conforming building footprint that does not meet the required north side setback (3-ft. required).

Request variance from Sec. 54-317 to allow an additional dwelling unit (duplex) without required parking spaces (4 spaces required).

Zoned DR-2F.

Owner-281 Coming Street, LLC/Applicant-Rockell Construction, LLC

BOARD OF ZONING APPEALS—ZONING/SEPTEMBER 19, 2017
PAGE 3

WITHDRAWN 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

5. 4 NUNAN ST. (WESTSIDE) (460-07-02-221) APP. NO. 179-19-B5

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,661sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2.94-ft. east side setback and hvac platform with a 0.5-ft. east side setback (3-ft. required).
Zoned DR-2F.

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: R.Appel VOTE: FOR 6 AGAINST 0

6. 4 GRANTS CT. (WESTSIDE) (460-07-02-222) APP. NO. 179-19-B6

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,679sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3.3-ft. south side setback (7-ft. required).
Zoned DR-2F.

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 6 AGAINST 0

7. 87 COOPER ST. (EASTSIDE) (459-05-04-122) APP. NO. 179-19-B7

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,297sf; 2,500sf required). Zoned DR-2E.

Owner-City of Charleston/Applicant-Michael Kiefer

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Appel VOTE: FOR 6 AGAINST 0

8.	59 RADCLIFFE ST. (RADCLIFFEBOROUGH) (460-16-01-059)	APP. NO. 179-19-B8
----	--------------------------------------------------------	--------------------

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,053sf; 4,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 4-inch east side setback, a 5-ft. 8-inch west side setback, a 6-ft. total side setback and 54% lot occupancy (3-ft. 9-ft. 15-ft. required 35% lot occupancy limit).
Zoned DR-1.
Owners-Radcliffe Street Properties, LLC; S.C. Renovation Group
Applicant-John Douglas Tucker, Architect

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: M.Smith VOTE: FOR 5 AGAINST 1
*A.Grass

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.